

## STAFF REPORT

Meeting Date: January 19, 2005  
(Continued from November 17, 2004)

**LAFCO CASE  
NAME & NO:**

LAFCO 04-21 City of Camarillo Reorganization – Mason (Parcels A & B)

**PROPOSAL:**

**Parcel A.** Reorganization of the City of Camarillo to annex five lots into the City of Camarillo and detach the lots from the Ventura County Resource Conservation District for the purpose of providing City services.

**Parcel B.** Annexation of four lots into the Camarillo Sanitary District for the purpose of providing District sanitary sewer services.

**SIZE:**

**Parcel A.** Approximately 2.81 acres

**Parcel B.** Approximately 2.08 acres

**LOCATION:**

The proposal area is located north of Las Posas Road, west of West Loop Drive in the Camarillo area. It is within the Sphere of Influence of both the City of Camarillo and the Camarillo Sanitary District.

**PROPONENT:**

City of Camarillo and Camarillo Sanitary District by resolution.

**NOTICE:**

This matter has been noticed as prescribed by law.

**ASSESSOR'S PARCEL INFORMATION:**

Parcel	APN	Property Address	Property Owner(s)
A only	151-0-050-025	123 West Loop Drive	Lui Trust
A & B	151-0-050-035	111 West Loop Drive	Kwan
A & B	151-0-050-045	101 West Loop Drive	Gomez, et al
A & B	151-0-050-215	73 West Loop Drive	Schaefer Trust
A & B	151-0-050-225	71 West Loop Drive	Black

**COMMISSIONERS AND STAFF**

**COUNTY:**

Kathy Long  
Linda Parks  
*Alternate:*  
Steve Bennett

**CITY:**

Don Waunch  
John Zaragoza  
*Alternate:*  
Janice Parvin

**SPECIAL DISTRICT:**

Ted Grandsen  
Dick Richardson  
*Alternate:*  
George Lange

**PUBLIC:**

Kenneth M. Hess  
*Alternate:*  
Vacant

**EXECUTIVE OFFICER:**

Everett Millais

**LAFCO ANALYST:**

*Vacant*

**OFFICE MANAGER/CLERK:**

Debbie Schubert

**LEGAL COUNSEL:**

Leroy Smith

## **RECOMMENDATIONS**

- A. Certify that the Commission has reviewed and considered the information contained in the CEQA Notice of Exemption prepared by the City of Camarillo as lead agency, dated April 15, 2004, and determine that the reorganization is exempt under Section 15319(a) of the CEQA Guidelines.
- B. Adopt the attached resolution (LAFCO 04-21) making determinations and approving the City of Camarillo Reorganization – Mason (Parcels A & B).

## **GENERAL ANALYSIS**

### **1. Land Use**

#### **Site Information (Parcels A & B)**

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	Five Single Family Dwellings/ Residential	<b>County:</b> R-1-10 (Residential, 10,000 sq. ft. lots. minimum)	<b>County:</b> Existing Community/ Urban Reserve Overlay <b>City:</b> Residential Low Density
<b>Proposed</b>	No Change	<b>City:</b> R-1-10 (Residential, 10,000 sq. ft. lots. minimum)	<b>City:</b> Residential Low Density

#### **Surrounding Land Uses and Zoning and General Plan Designations**

The surrounding land uses, zoning and general plan designations for both the City and County are similar to the land uses, zoning and general plan designations for the proposal area, and reflect the same single-family residential characteristics.

#### **Topography, Natural Features and Drainage**

The proposal area is located northerly of Las Posas Road where the terrain slopes upward to the Camarillo hills. Each lot individually is relatively flat with a slope of approximately two - five percent, and drains to West Loop Drive. There are no significant natural features on any of the lots.

### Conformity with Plans

The proposal area is within the Sphere of Influence of the City of Camarillo and the Camarillo Sanitary District. Under LAFCO policies the City's General Plan takes precedence. The existing single-family residential use of each lot is consistent with the City of Camarillo's General Plan designation of Low Density Residential.

The proposal area is located within the SOAR and CURB boundaries of the City of Camarillo.

## **2. Impact on Prime Agricultural Land, Agriculture, and Open Space**

### Agricultural Land and Agriculture

The proposal area is located in an urbanized area, is zoned for residential development and has existing development. There are no agricultural uses in the proposal area, nor any surrounding agricultural uses.

The proposal area is not subject to a Land Conservation Act contract or a Farmland Security Zone agreement, and is not within a greenbelt.

### Open Space

The proposal area is not considered open space pursuant to Government Code Sections 56059 and 65560.

## **3. Population**

Each lot in the proposal area contains one single-family residence. According to the County of Ventura Registrar of Voters, there are less than 12 registered voters in the proposal area. As such, the proposal area is considered to be uninhabited under the provisions of LAFCO law relating to protest proceedings.

## **4. Services and Controls – Need, Cost, Adequacy and Availability**

Parcel A of the proposal involves the annexation of five lots into the City of Camarillo and the detachment of all five lots from the Ventura County Resource Conservation District. Parcel B of the proposal involves the annexation of four of the same lots into the Camarillo Sanitary District. The lot located at 123 West Loop Drive (APN 151-0-050-025) is already located within the boundaries of the Camarillo Sanitary District and is already connected to District facilities.

Service provision will be:

City of Camarillo

Upon the completion of proceedings, the City has represented that each lot in Parcel A of the proposal area will receive the full range of City services, including drainage, law enforcement and street sweeping.

Camarillo Sanitary District

Upon the completion of proceedings, the Camarillo Sanitary District has represented that each lot in Parcel B of the proposal area will be able to connect to the District's sanitary sewer system and that District services can be extended immediately upon request of the property owners. The property owners will be required to finance all necessary improvements and connections to the District's facilities. On-going maintenance and operational costs will be financed by residential user fees.

Other Services

Except as noted above, there will be no change to any other existing services. Pleasant Valley Mutual Water Company provides water service. The Ventura County Fire Protection District provides fire protection and paramedic services. The Pleasant Valley Recreation and Park District provides recreation and park services. The proposal area is in the Pleasant Valley School District (grades K - 8) and the Oxnard Union High School District (grades 9 – 12).

**5. Boundaries and Lines of Assessment**

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

The maps and legal descriptions for this proposal received from the proponent have been checked by the County Surveyor and have been certified as being accurate and sufficient for the preparation of a certificate of completion pursuant to Government Code Section 57201 and for filing with the State Board of Equalization.

**6. Assessed Value, Tax Rates and Indebtedness**

For property tax purposes the lot at 123 West Loop Drive (the property already within the boundaries of the Camarillo Sanitary District) is now in tax rate area 75036. The other four lots are now in tax rate area 75005. Both of these tax rate areas have the same tax rate of \$1.078097 per \$100 of assessed valuation.

Upon completion of proceedings, each lot will be assigned to a new tax rate area, but there will be no change in property taxes.

The assessed land value of each lot per the 2003-2004 tax roll is:

APN	Property Address	Property Owner(s)	Assessed Land Value
151-0-050-025	123 West Loop Drive	Lui Trust	\$36,699
151-0-050-035	111 West Loop Drive	Kwan	\$192,961
151-0-050-045	101 West Loop Drive	Gomez, et al	\$146,188
151-0-050-215	73 West Loop Drive	Schaefer Trust	\$23,050
151-0-050-225	71 West Loop Drive	Black	\$213,375
TOTAL			\$612,273

## **7. Environmental Impact of the Proposal**

The City of Camarillo is the lead agency for this proposal and found the proposal to be categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines. Those sections include annexations to a city or district of areas containing existing small, private structures that are within the density allowed by pre-zoning and where utility connections serve only existing facilities. As the annexation will serve existing lots with single-family dwellings, the categorical exemption is appropriate for this proposal.

## **8. Regional Housing Needs**

According to the California Housing and Community Development Department the City of Camarillo adopted an updated General Plan Housing Element on November 19, 2003 and completed State review for compliance on December 16, 2003. The proposal is for a reorganization of a fully developed area into the City of Camarillo and the Camarillo Sanitary District. As such, the proposal will have no effect on the fair share of the regional housing needs for the City of Camarillo.

## **9. Landowner and Annexing Agency Consent**

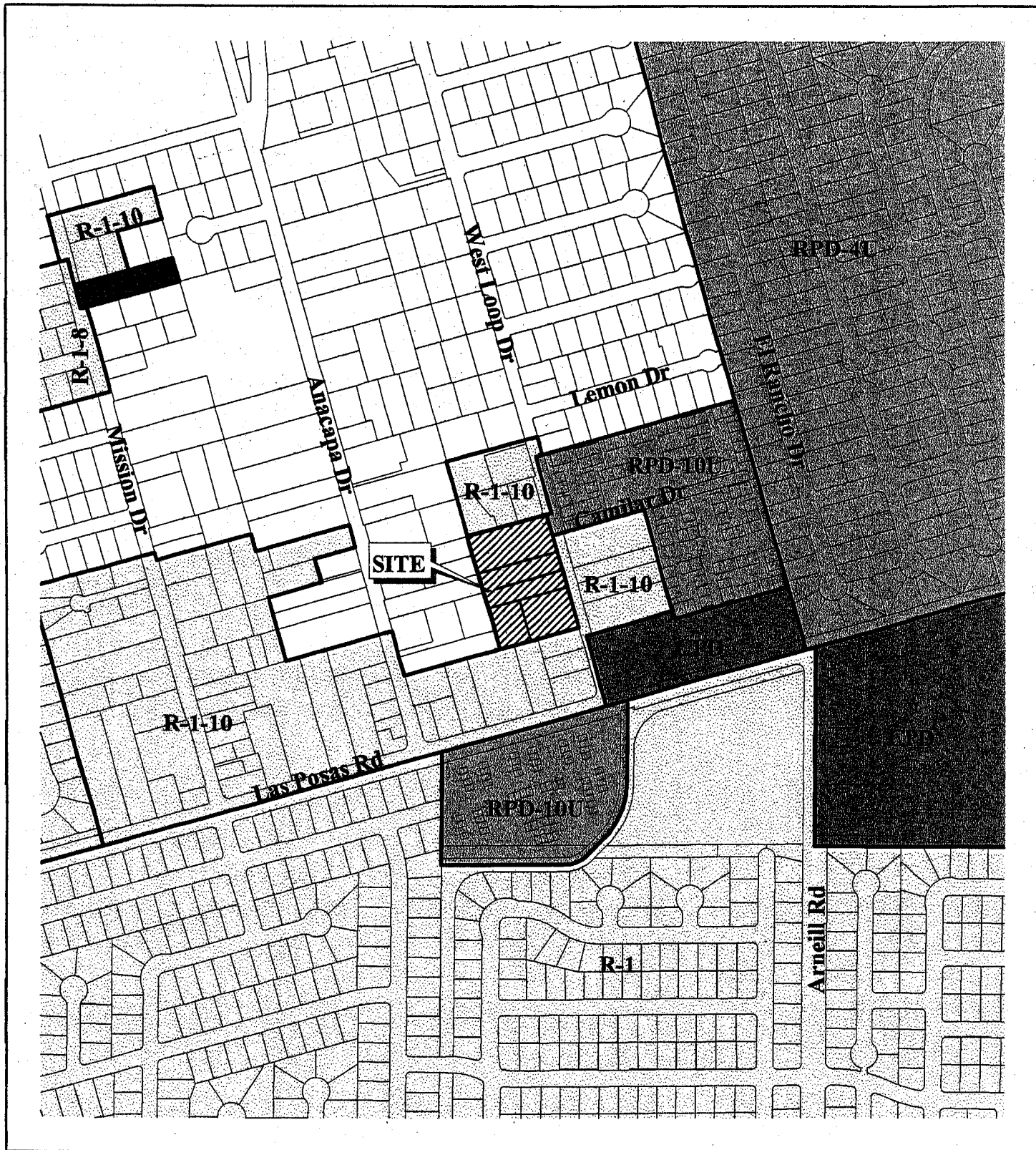
The City of Camarillo has provided proof that all landowners have given their written consent to this proposal and has requested that the Commission waive all protest proceedings.

**ALTERNATIVE ACTIONS AVAILABLE:**

- A. If the Commission, following public testimony and review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted, wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

BY: \_\_\_\_\_  
Everett Millais, Executive Officer

Attachments: (1) Vicinity Maps  
(2) LAFCO 04-21 Resolution



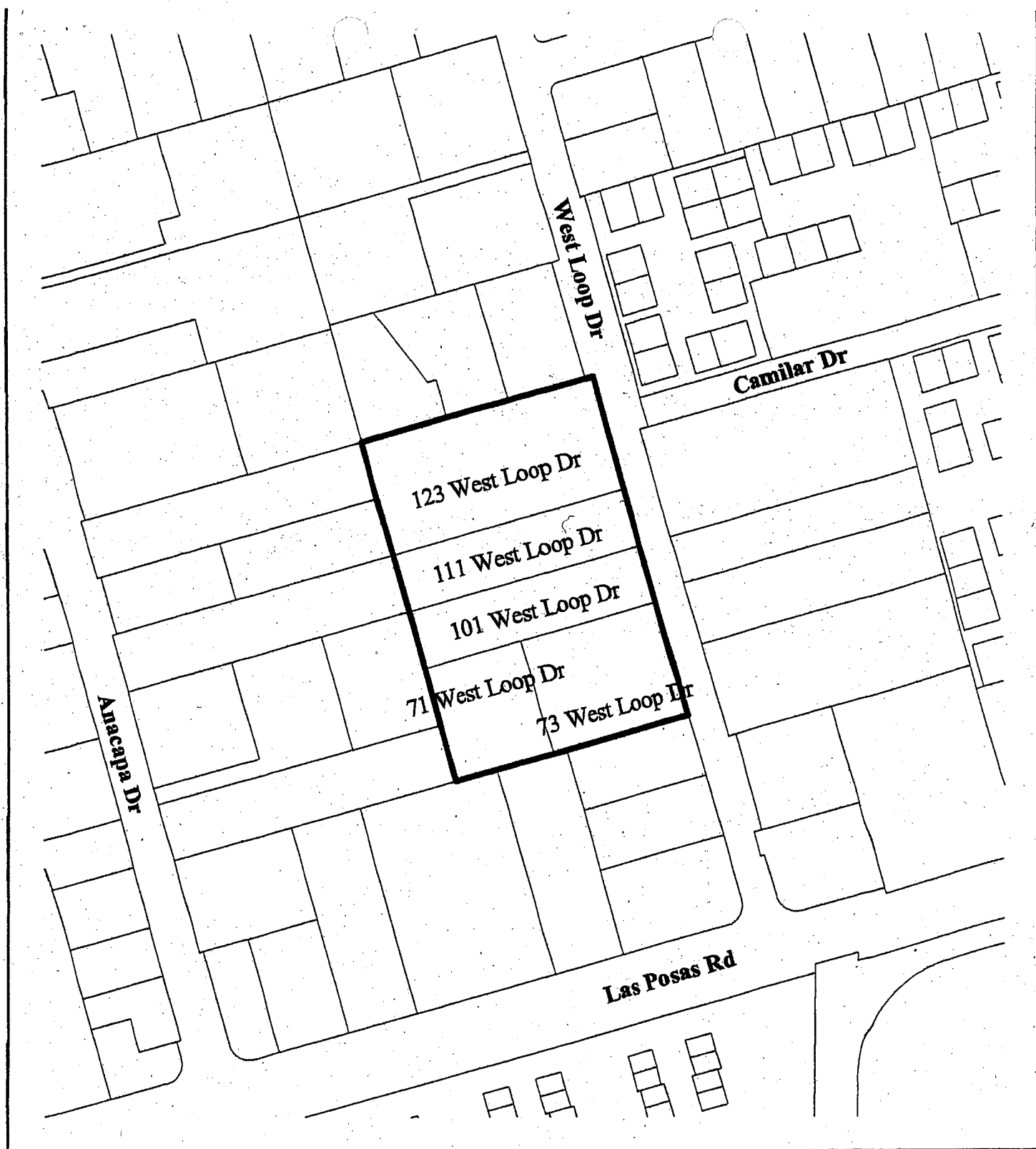
## Annexation 100 - Mason

City of Camarillo  
Department of  
Community Development

0 500 1000 Feet

created: 03/03/2004





## Annexation 100 - Subject Properties

City of Camarillo  
Department of  
Community Development

0 100 200 300 400 Feet

created: 03/10/2004





**LAFCO 04-21**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CITY OF CAMARILLO  
REORGANIZATION – MASON (PARCELS A & B)**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the of the proposal as required by law; and

WHEREAS, the proposal was duly considered on January 19, 2005; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document or determination, Sphere of Influence and applicable General and Specific Plans; and

WHEREAS, all landowners within the affected territory have consented to the proposal; and

WHEREAS, proof has been given to the Commission that the affected territory has less than 12 registered voters and is considered uninhabited; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the landowners and present and future inhabitants within the City of Camarillo, the Camarillo Sanitary District and within the affected territory, and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission of Ventura County as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated November 17, 2004 and January 19, 2005, is adopted.
- (2) The Reorganization, consisting of an annexation to the City of Camarillo and a detachment from the Ventura County Resource Conservation District (Parcel A), and an annexation to the Camarillo Sanitary District (Parcel B), is hereby approved, and the boundaries are established generally as set forth in the attached Exhibit A.

- (3) The affected territory is uninhabited as defined by Government Code §56046.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 04-21 CITY OF CAMARILLO REORGANIZATION – MASON (Parcels A & B).**
- (5) The Commission has reviewed and considered the lead agency's determination that the reorganization is categorically exempt under Section 15319(a) (annexation of existing facilities) of the California Environmental Quality Act Guidelines, and finds the reorganization to be categorically exempt under Section 15319(a).
- (6) The Commission directs staff to file a Notice of Exemption in the same manner as a lead agency, under Section 15062 of the California Environmental Quality Act Guidelines.
- (7) The Commission, consistent with California Government Code Section 56663(c), hereby waives protest proceedings entirely.
- (8) **This reorganization shall not be recorded until all LAFCO fees have been paid and until fees necessary for filing with the State Board of Equalization have been submitted to the Executive Officer.**

This resolution was adopted on January 19, 2005.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Copies: City of Camarillo  
Camarillo Sanitary District  
Ventura County Resource Conservation District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Surveyor  
Ventura County Planning

**CITY OF CAMARILLO REORGANIZATION  
MASON – PARCEL A  
ANNEXATION NO. 100 TO THE CITY OF CAMARILLO  
AND DETACHMENT FROM THE VENTURA COUNTY  
RESOURCE CONSERVATION DISTRICT**


**EXHIBIT** A

All of Lots 26, 27 and 28 of the Berry Land Tract, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the Office of the County Recorder of said County in Book 14, Page 52 of Miscellaneous Records, described as follows:

Beginning at the northwesterly corner of said Lot 28, said corner also being the westerly terminus of the 2<sup>nd</sup> course of the Yamaguchi/Hamerslach Annexation to the City of Camarillo, as shown and described in the Certificate of Completion recorded on February 2, 1979, in the Office of said County Recorder in Book 5318, Page 744 of Official Records; thence, along the boundary of said Lots 26, 27 and 28 by the following four courses: and along the existing boundary of said City of Camarillo by the following three courses:

- 1st - North 73°34'00" East 291.14 feet to the westerly line of West Loop Drive, 50.00 feet wide; thence, along said westerly line,
- 2nd - South 16°36'00" East 420.00 feet; thence,
- 3rd - South 73°34'00" West 291.14 feet; thence,
- 4th - North 16°36'00" West 420.00 feet to the point of beginning and containing 2.81 acres.

*The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.*

Certified by: 

Date: 9-22-04

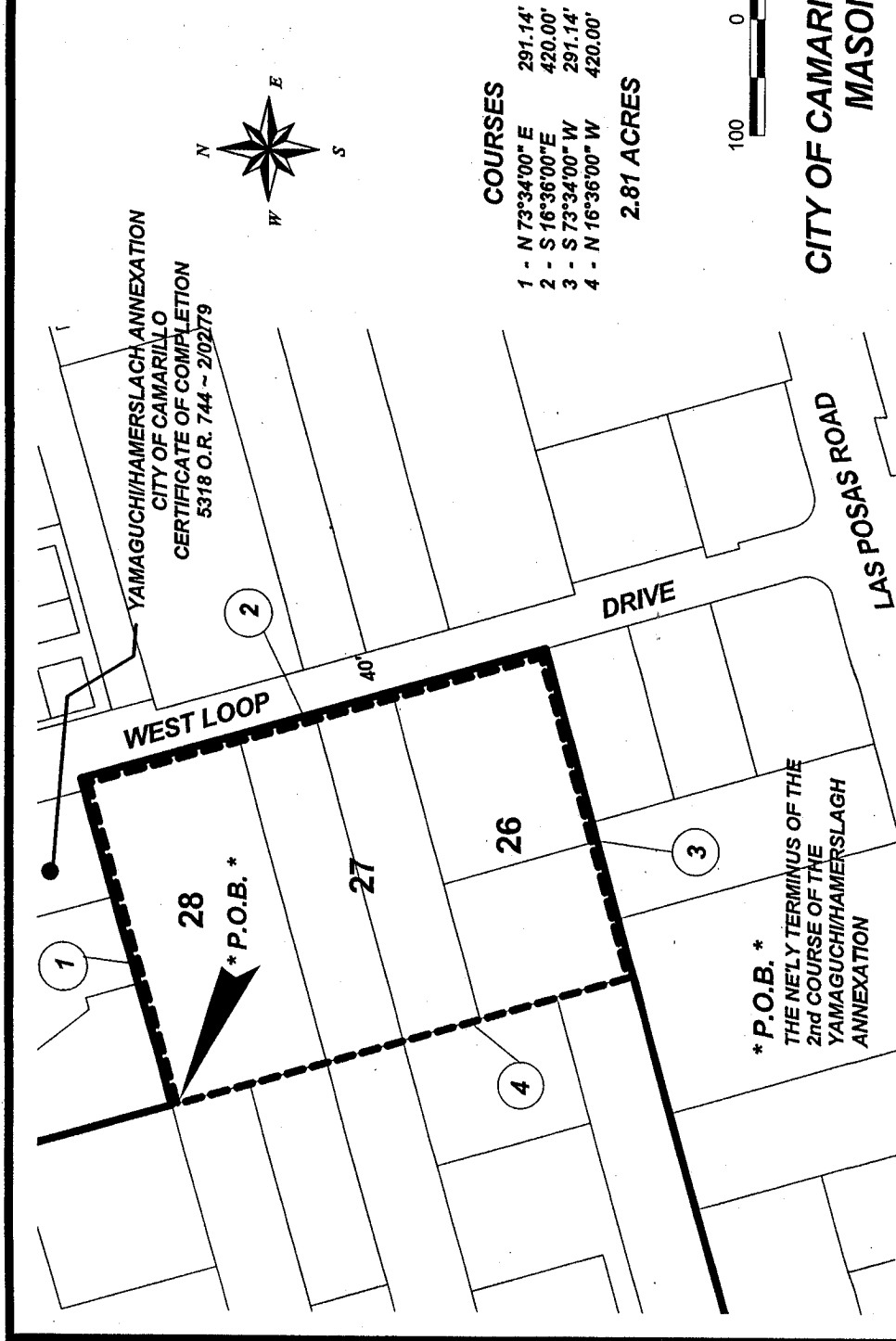
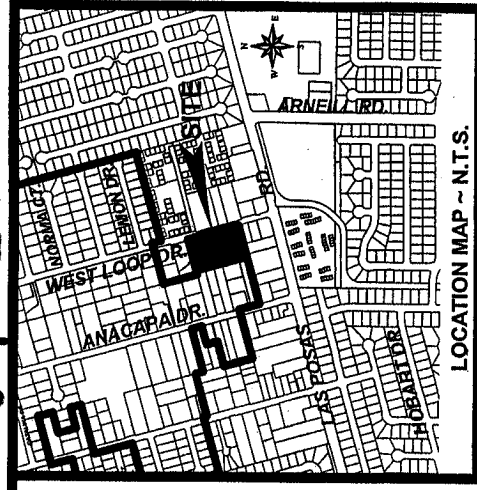
The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rausch*

Date: 9-22-04

# EXHIBIT A

04-21



## COURSES

- 1 - N 73°34'00" E 291.14'
- 2 - S 16°36'00" E 420.00'
- 3 - S 73°34'00" W 291.14'
- 4 - N 16°36'00" W 420.00'

2.81 ACRES



## CITY OF CAMARILLO REORGANIZATION MASON - PARCEL A

ANNEXATION NO. 100 TO THE CITY OF CAMARILLO AND  
DETACHMENT FROM THE VENTURA COUNTY RESOURCE  
CONSERVATION DISTRICT

ALL OF LOTS 26, 27 AND 28 OF BERRY LAND TRACT, IN THE  
COUNTY OF VENTURA, STATE OF CALIFORNIA, PER 14 MR. 52

EXISTING CITY OF CAMARILLO BOUNDARY  
PROPOSED REORGANIZATION BOUNDARY

JUNE 20, 2004

SHEET 1 OF 1

04-21

**CITY OF CAMARILLO REORGANIZATION  
MASON – PARCEL B  
ANNEXATION TO THE CAMARILLO SANITARY DISTRICT**

EXHIBIT A

All of Lots 26 and 27 of the Berry Land Tract, in the County of Ventura, State of California, as said Lots are shown on the map recorded in the Office of the County Recorder of said County in Book 14, Page 52 of Miscellaneous Records, described as follows:

Beginning at the northwesterly corner of said Lot 27, said corner also being the westerly terminus of the 1<sup>st</sup> course of the Centineo Annexation to the Camarillo Sanitary District, as shown and described in the Certificate of Completion recorded on November 23, 1970 in the Office of said County Recorder in Book 3753, Page 331 of Official Records; thence, along the northerly line of said Lot 27 and the existing boundary of said Camarillo Sanitary District by the following course,

- 1st - North 73°34'00" East 331.14 feet to the easterly line of West Loop Drive, 40.00 feet wide; thence, along said easterly line,
- 2nd - South 16°36'00" East 70.00 feet to the existing boundary of said Camarillo Sanitary District; thence, along said existing district boundary by the following three courses:
- 3rd - South 73°34'00" West 40.00 feet to the westerly line of said West Loop Drive, 40.00 feet wide; thence, along said westerly line,
- 4th - South 16°36'00" East 57.00 feet; thence,
- 5th - North 73°34'00" East 40.00 feet to the easterly line of said West Loop Drive, 40.00 feet wide; thence, along said easterly line,
- 6th - South 16°36'00" East 153.00 feet to the easterly prolongation of the southerly line of said Lot 26, same being the existing boundary of said Camarillo Sanitary District; thence, along said prolongation, southerly line and said existing district boundary,
- 7th - South 73°34'00" West 331.14 feet to the westerly line of said Lot 26; thence, along the westerly line of said Lots 26 and 27,
- 8th - North 16°36'00" West 280.00 feet to the point of beginning and containing 2.08 acres.

*The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.*

Certified by:

Date: 9-22-04

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Zell Rawlins*

Date: 9-22-04

EXHIBIT A

04-21

